

EXHIBIT C-1



Rental Application for Residents and Occupants Submitted and Completed Electronically

Each co-applicant and each occupant 18 years old and over must submit a separate application.
Spouses may submit a single application.

Date when submitted: July 11, 2015



ABOUT YOU Full name (exactly as on driver's license or govt. ID card) Ethan Brooks Harter Your street address (as shown on your driver's license or government ID card): Driver's license # and state: <u>33031225 NC</u> OR govt. photo ID card #: _____ Former last names (maiden and married): _____ Your Social Security #: <u>616-70-8219</u> Birthdate: <u>08/22/1992</u> Height: _____ Weight: _____ Sex: <u>M</u> Eye color: _____ Marital Status: <input type="checkbox"/> single <input type="checkbox"/> married <input type="checkbox"/> divorced <input type="checkbox"/> widowed <input type="checkbox"/> separated Are you a U.S. citizen? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Do you or any occupant smoke? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will you or any occupant have an animal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Kind, weight, breed, age: _____	YOUR RENTAL/CRIMINAL HISTORY Check only if applicable. Have you, your spouse, or any occupant listed in this Application ever: <input type="checkbox"/> been evicted or asked to move out? <input type="checkbox"/> moved out of a apartment before the end of the Lease term without the owner's consent? <input type="checkbox"/> declared bankruptcy? <input type="checkbox"/> been sued for rent? <input type="checkbox"/> been sued for property damage? <input type="checkbox"/> been charged, detained, or arrested for a felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or a sex crime that was resolved by conviction, probation, deferred adjudication, court ordered community supervision, or pretrial diversion? <input type="checkbox"/> been charged, detained, or arrested for a felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or a sex crime that has not been resolved by any method? Please indicate below the year, location and type of each felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or sex crime other than those resolved by dismissal or acquittal. We may need to discuss more facts before making a decision. You represent the answer is "no" to any item not checked above.
Current home address (where you now live): <u>510 Hillsborough Rd</u> City/State/Zip: <u>Carrboro, NC 27510</u> Home/cell phone: <u>(805) 798-7191</u> Current rent: \$ <u>575.00</u> Email address: <u>ethanharter@gmail.com</u> Name of apartment where you now live: _____ Current owner or manager's name: _____ Their phone: _____ Date moved in: <u>08/01/2014</u> Why are you leaving your current residence? <u>Moving to start school at du</u>	YOUR SPOUSE Full name: _____ Former last names (maiden and married): _____ Spouse's Social Security #: _____ Driver's license # and state: _____ OR govt. photo ID card #: _____ Birthdate: _____ Height: _____ Weight: _____ Sex: _____ Eye color: _____ Are you a U.S. citizen? <input type="checkbox"/> Yes <input type="checkbox"/> No Present employer: _____ Address: _____ City/State/Zip: _____ Work phone: _____ Position: _____ Date began job: _____ Gross annual income is over: \$ _____ Supervisor's name and phone: _____
Your previous home address: _____ City/State/Zip: _____ Apartment name: _____ Name of above owner or manager: _____ Their phone: _____ Previous monthly rent: \$ _____ Date you moved in: _____ Date you moved out: _____	OTHER OCCUPANTS Names of all persons under 18 and other adults who will occupy the unit without signing the Lease. Continue on separate page if more than three. Name: _____ Relationship: _____ Sex: _____ DL or govt. ID card # _____ & State: _____ Birthdate: _____ Social Security #: _____ Name: _____ Relationship: _____ Sex: _____ DL or govt. ID card # _____ & State: _____ Birthdate: _____ Social Security #: _____
YOUR WORK Present employer: <u>University Of Denver</u> Address: <u>2255 E Evans Ave</u> City/State/Zip: <u>Denver, CO 80210</u> Work phone: <u>(000) 000-0000</u> Position: <u>Not Assigned Position Yet</u> Your gross annual income is over: \$ <u>4800.00</u> Date you began this job: <u>08/12/2015</u> Supervisor's name and phone: <u>N/a (start Job In Au (000))</u>	YOUR VEHICLES List all vehicles owned or operated by you, your spouse, or any occupants (including cars, trucks, motorcycles, trailers, etc.). Continue on separate page if more than three. Make and color of vehicle: <u>Chevy Silver</u> Year: <u>2012</u> License #: <u>BST9585</u> State: <u>TX</u> Make and color of vehicle: _____ Year: _____ License #: _____ State: _____ Make and color of vehicle: _____ Year: _____ License #: _____ State: _____
Previous employer: _____ Address: _____ City/State/Zip: _____ Work phone: _____ Position: _____ Gross annual income was over: \$ _____ Dates you began and ended this job: _____ Previous supervisor's name and phone: _____	EMERGENCY Emergency contact person over 18, who will not believe with you: Name: <u>Kenneth Harter</u> Address: <u>1620 E Beltline Rd</u> City/State/Zip: <u>Carrollton, TX 75006</u> Work phone: <u>(805) 798-4451</u> Home phone: <u>(805) 798-4451</u> Relationship: <u>Father (guarantor)</u>
YOUR CREDIT HISTORY Your bank's name, city, state: _____ List major credit cards: _____ Other non-work income you want considered. Please explain: _____ Past credit problems you want to explain. (Use separate page.)	AUTHORIZATION I or we authorize (owner's name) <u>Fairfield Legend Oaks LLC</u> to obtain reports from any consumer or criminal record reporting agencies before, during, and after tenancy on matters relating to a lease by the above owner to me and to verify, by all available means, the information in this application, including criminal background information, income history and other information reported by employer(s) to any state employment security agency. Work history information may be used only for this Rental Application. Authority to obtain work history information expires 365 days from the date of this Application. Applicant's signature <u>Ethan Harter</u> <input checked="" type="checkbox"/> Electronic Signature Spouse's signature _____ Applicant must also sign on the next page of this Application.
WHY YOU APPLIED HERE Were you referred? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, by whom: Name of locator or rental agency: _____ Name of individual locator or agent: _____ Name of friend or other person: _____ Did you find us on your own? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, fill in information below: <input type="checkbox"/> On the Internet <input type="checkbox"/> Stopped by <input type="checkbox"/> Newspaper (name): _____ <input type="checkbox"/> Rental publication: _____ <input type="checkbox"/> Other: <u>ForRent.com</u>	

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Labels

Application Agreement

- Lease Contract Information.** The Lease Contract contemplated by the parties is attached—or, if no Lease Contract is attached, the Lease Contract will be the current Lease Contract. Special information and conditions must be explicitly noted on an attached Lease Contract or in the Contemplated Lease Information.
- Application Fee (nonrefundable).** You have delivered to our representative an application fee in the amount indicated below, and this payment partially defrays the cost of administrative paperwork. *It's nonrefundable.*
- Application Deposit (may or may not be refundable).** In addition to any application fee, you have delivered to our representative an application deposit in the amount indicated below. *The application deposit is not a security deposit.* However, it will be credited toward the required security deposit when the Lease Contract has been signed by all parties; OR it will be refunded under paragraph 10 if you are not approved; OR it will be retained by us as liquidated damages if you fail to sign or attempt to withdraw under paragraph 6 or 7.
- Approval When Lease Contract Is Signed in Advance.** If you and all co-applicants have already signed the Lease Contract when we approve the Application, our representative will notify you (or one of you if there are co-applicants) of our approval, sign the Lease Contract, and then credit the application deposit of all applicants toward the required security deposit.
- Approval When Lease Contract Isn't Yet Signed.** If you and all co-applicants have not signed the Lease Contract when we approve the Application, our representative will notify you (or one of you if there are co-applicants) of the approval, sign the Lease Contract when you and all co-applicants have signed, and then credit the application deposit of all applicants toward the required security deposit.
- If You Fail to Sign Lease Contract After Approval.** Unless we authorize otherwise in writing, you and all co-applicants must sign the Lease Contract within 3 days after we give you our approval in person or by telephone or within 5 days after we mail you our approval. *If you or any co-applicant fails to sign as required, we may keep the application deposit as liquidated damages, and terminate all further obligations under this Agreement.*
- If You Withdraw Before Approval.** You and any co-applicants may not withdraw your Application or the application deposit. *If you or any co-applicant withdraws an Application or notifies us that you've changed your mind about renting the apartment, we'll be entitled to retain all application deposits as liquidated damages, and the parties will then have no further obligation to each other.*
- Completed Application.** An Application will not be considered "completed" and will not be processed until all of the following have been provided to us (*unless checked*): ☒ a separate Application has been fully filled out and signed by you and each co-applicant; ☒ an application fee has been paid to us; ☒ an application deposit has been paid to us. *If no item is checked, all are necessary for the Application to be considered completed.*
- Nonapproval.** We will notify you whether you've been approved within 10 days after the date we receive a completed Application. Your Application will be considered "disapproved" if we fail to notify you of your approval within 10 days after we have received a completed Application. Notification may be in person or by mail or telephone unless you have requested that notification be by mail. You must not assume approval until you receive actual notice of approval. The 10-day time period may be changed only by separate written agreement.
- Refund after Nonapproval.** If you or any co-applicant is disapproved or deemed disapproved under paragraph 9, we'll refund all application deposits within 30 days of such disapproval. Refund checks may be made payable to all co-applicants and mailed to one applicant. The 10-day time period may be changed only by separate written agreement.
- Extension of Deadlines.** If the deadline for signing, approving, or refunding under paragraphs 6, 9, or 10 falls on a Saturday, Sunday, or a state or federal holiday, the deadline will be extended to the end of the next day.
- Notice to or from Co-applicants.** Any notice we give you or your co-applicant is considered notice to all co-applicants; and any notice from you or your co-applicant is considered notice from all co-applicants.
- Keys or Access Devices.** We'll furnish keys and/or access devices only after: (1) all parties have signed the contemplated Lease Contract and other rental documents referred to in the Lease Contract; and (2) all applicable rents and security deposits have been paid in full.
- Receipt.** Application fee (nonrefundable): \$ _____
Application deposit (may or may not be refundable): \$ _____
Other move-in fees (may or may not be refundable): \$ _____
Total of above application fee and application deposit: \$ _____
Total amount of money we've received to this date: \$ _____
- Signature.** Our representative's signature is consent only to the above application agreement. It does not bind us to accept applicant or to sign the proposed Lease Contract.

Acknowledgment. You declare that all your statements in this Application are true and complete. You authorize us to verify same through any means. If you fail to answer any question or give false information, we may reject the application, retain all application fees and deposits as liquidated damages for our time and expense, and terminate your right of occupancy. Giving false information is a serious criminal offense. In lawsuits relating to the application or Lease Contract, the prevailing party may recover all attorney's fees and litigation costs from the losing party. We may at any time furnish information to consumer reporting agencies and other rental housing owners regarding your performance of your legal obligations, including both favorable and unfavorable information about your compliance with the Lease Contract, the rules, and financial obligations.

If you're seriously ill or injured, what doctor may we notify? (*We are not responsible for providing medical information to doctors or emergency personnel.*)
Doctor's name: _____ Doctor's phone: (_____) _____

Important medical information about you in an emergency: _____

Contemplated Lease Contract Information

To be filled in only if the Lease Contract is not signed by Resident(s) at time of application for rental.

The National Apartment Association Lease Contract to be used must be the latest version published by the association unless an earlier version is initialed by Resident(s) and attached to this Application. The blanks in the Lease Contract will contain the following information:

- Names of all Residents who will sign Lease Contract _____
- Name of Owner/Lessor Fairfield Legend Oaks LLC
- Property name and type of apartment (bedrooms and baths) Legend Oaks
- Complete street address 1250 South Dayton Court
City/State/Zip Denver, CO 80247
- Names of all other occupants not signing Lease Contract (*persons under age 18, relatives, friends, etc.*) _____
- Total number of Residents and occupants _____
- Beginning date and ending date of Lease Contract _____
- Total security deposit \$ _____; Animal deposit \$ 0.00
- Other fees \$ _____
- Total monthly rent for apartment \$ _____
- Rent to be paid at (*check one*) ☐ on-site manager's office or ☐ at _____
- Prorated rent of \$ _____
- Monthly rental due date _____
- Late charges due if rent is not paid on or before the 3 _____
- Initial late charge \$ 95.00; Daily late charge \$ 0.00
- Returned-check charge \$ 25.00
- (*Check one*): ☐ furnished ☒ unfurnished;
- Utilities paid by owner (*check all that apply*): ☐ electricity, ☐ gas, ☐ water, ☐ wastewater, ☐ trash, ☐ cable TV, ☐ master TV antenna;
- You are (*check one*): ☒ required to purchase personal liability insurance or ☐ not required to purchase personal liability insurance;
- Agreed reletting charge \$ _____
- or liquidated damages \$ _____
- Special provisions regarding parking, storage, etc. (see attached page, if necessary): Contemplated lease contract purposely left blank. Signed Offer to Rent supersedes any information added to this section.

Applicant's Signature: _____

Signature of Spouse: _____

Signature of Owner's Representative: _____

Date: _____

Date: _____

Date: _____

FOR OFFICE USE ONLY

- Apt. name or apartment address (street, city): Fairfield Legend Oaks LLC
- Person accepting application: _____
- Person processing application: _____
- Date that applicant or co-applicant was notified by ☐ telephone, ☐ letter, or ☐ in person of ☐ acceptance or ☐ non acceptance: _____
(Deadline for applicant and all co-applicants to sign lease is three days after notification of acceptance in person or by telephone, five days if by mail.)
- Name of person(s) who were notified (at least one applicant must be notified if multiple applicants): _____
- Name of owner's representative who notified above person(s): _____

Unit # or type: _____

Phone: (_____) _____

Phone: (_____) _____

Legend Oaks

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APPLICATION FEE AND PAYMENT METHOD

Credit card type: _____

Credit card number: _____

Exp. date (MM/YY): _____

Name as it appears on card: _____

Billing address: _____

City/State/Zip: _____

The card will be charged a total amount of \$ _____ when the application is processed.